101.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,300 / 882,300
					USE VALUE:	882,300 / 882,300
					ASSESSED:	882,300 / 882,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENKINS RODGER D--ETAL
Owner 2:	JENKINS KATHLEEN M
Owner 3:	
Street 1:	23 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,214 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2040 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9214.000	394,800		487,500	882,300
Total Card	0.212	394,800		487,500	882,300
Total Parcel	0.212	394,800		487,500	882,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.50 | /Parcel: 432.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65306
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8107!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,800	0	9,214.	487,500	882,300	882,300	Year End Roll	12/18/2019
2019	101	FV	296,900	0	9,214.	494,500	791,400	791,400	Year End Roll	1/3/2019
2018	101	FV	290,000	0	9,214.	369,100	659,100	659,100	Year End Roll	12/20/2017
2017	101	FV	290,000	0	9,214.	334,300	624,300	624,300	Year End Roll	1/3/2017
2016	101	FV	290,000	0	9,214.	320,400	610,400	610,400	Year End	1/4/2016
2015	101	FV	244,000	0	9,214.	271,600	515,600	515,600	Year End Roll	12/11/2014
2014	101	FV	244,000	0	9,214.	257,700	501,700	501,700	Year End Roll	12/16/2013
2013	101	FV	244,000	0	9,214.	245,100	489,100	489,100		12/13/2012

PRINT

Date	Time
12/10/20	22:41:36

LAST REV

Date	Time
08/29/18	10:53:25
apro	
8107	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14220-300		2/1/1981		110,000	No	No		Y

USER DEFINED

Prior Id # 1:	65306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	189	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9214		Sq. Ft.	Site		0	70.	0.76	5									487,495						487,500	

Total AC/HA: 0.21152 | Total SF/SM: 9214 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 487,495 | Spl Credit | Total: 487,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12032473
Const Adj.:	0.99989998
Adj $ / SQ:	140.027
Other Features:	119500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484972
Depreciation:	90205
Depreciated Total:	394767

COMMENTS

SOLAR HW DISCONNECTED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

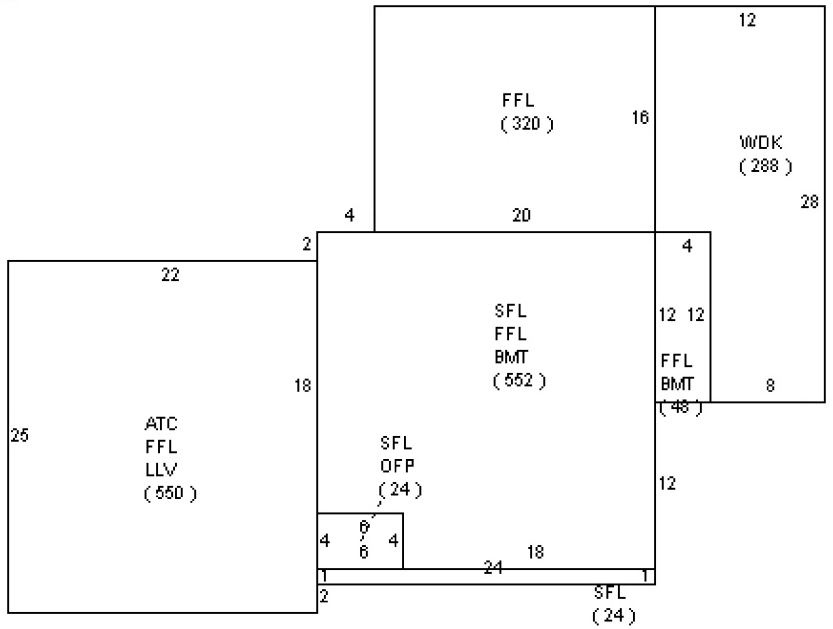
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.03
Special Features:	0	Val/Su Net:	106.88
Final Total:	394800	Val/Su SzAd	176.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,470	140.030	205,839
BMT	Basement	600	42.010	25,205
SFL	Second Floor	570	140.030	79,815
LLV	Lower Level	550	63.010	34,657
WDK	Deck	288	9.470	2,728
ATC	Attic	193	84.020	16,173
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,694	Total:	365,473
Size Ad	2232.4999	Gross Are	4082	FinArea 2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	